

Phase I Environmental Assessment

for

SANWA BANK CALIFORNIA

**SITE: 5525 CANCHA DE GOLF
RANCHO SANTA FE, CALIFORNIA**

DATED: MARCH 1993



***PHASE ONE* INC.**

NATIONWIDE ENVIRONMENTAL SPECIALISTS

"Setting the Due Diligence Industry Standard"

NATIONWIDE ENVIRONMENTAL SPECIALISTS

March 24, 1993

Ms. Kelly Wolters
Sanwa Bank California
1280 Fourth Avenue
San Diego, CA 92101



RE: Phase I Environmental Assessment Report
Property Location: 5525 Cancha De Golf, Rancho Santa Fe, California
Project No. 0735

Dear Ms. Wolters:

We are pleased to enclose a Phase I Environmental Assessment report for the above-referenced property.

PHASE ONE INC. appreciates the opportunity to have been of assistance to you, and we look forward to working with you again. If you need further assistance or have any questions, please call us.

Please note that Section 1.0, the Executive Summary, and Section 6.0, Conclusions and Recommendations, effectively summarize the entire report.

Sincerely,

Chang Lee
Chang Lee
Business Development

CL:ve

Enclosure

PHASE I ENVIRONMENTAL ASSESSMENT

FOR

SANWA BANK CALIFORNIA

PROJECT NAME:

**5525 CANCHA DE GOLF
RANCHO SANTA FE, CALIFORNIA**

PROJECT No. 0735

BY

***PHASE ONE* INC.**

**Eric D. Kieselbach, Registered Environmental Assessor
REA No. 02881**

THIS REPORT IS PREPARED FOR THE SOLE USE AND BENEFIT OF SANWA BANK CALIFORNIA AND IS BASED, IN PART, UPON DOCUMENTS, WRITINGS, AND INFORMATION OWNED AND POSSESSED BY SANWA BANK CALIFORNIA. NEITHER THIS REPORT, NOR ANY OF THE INFORMATION CONTAINED HEREIN SHALL BE USED OR RELIED UPON FOR ANY PURPOSE BY ANY PERSON OR ENTITY OTHER THAN SANWA BANK CALIFORNIA. ALL STANDARD TERMS, CONDITIONS, AND LIMITATIONS BY PHASE ONE INC. APPLY AT ALL TIMES AND FOR ALL REPORTS.

PHASE I ENVIRONMENTAL ASSESSMENT

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_____ The items that have been stricken were considered but not deemed necessary to this report.

SECTION 1.0

EXECUTIVE SUMMARY

A Phase I Environmental Assessment was performed at the request of Ms. Kelly Wolters in accordance with **PHASE ONE INC.'s** Letter of Intent/Authorization and Standard Terms and Conditions, Project No. 0735. The findings of this investigation are based upon review of historic land use activities, governmental agency records, visual site inspections, and client/site interviews.

The site is located at 5525 Cancha De Golf, Rancho Santa Fe, California and is situated on less than five acre(s) of land. For more information, see the Fact Sheet at the conclusion of this section. All concerns or potential concerns are fully explained in the text of the report and fully summarized in Section 6.0. In short, information gathered for this report indicates the following:

- No Major environmental concern(s) appear(s) to exist.
- No Medium environmental concern(s) appear(s) to exist.
- No Minor environmental concern(s) appear(s) to exist.
- One Potential environmental concern(s) exist(s).
- The potential for contamination of the subject property by on- or off-site sources appears low.
- No underground and no aboveground tank(s) exist according to historical records. (Septic tanks were not assessed.)
- PCB sampling is not recommended.
- Asbestos sampling is not recommended. Asbestos sampling has not been completed.
- Two sites are listed in the regulatory database search and are in the area of this complex; none appear to be of an environmental concern to this site.
- No site(s) of concern are adjacent to the property.
- No site(s) of concern are within a one-mile radius/zip code database search of the property.

- The project site is currently in compliance with regulatory agencies checked.
- Hazardous or potentially hazardous materials are not stored on-site.
- Based on the data gathered and reviewed, further investigation is not recommended.

CONCLUSIONS SUMMARY

All conclusions are based on information obtained from the visual site inspection, the regulatory records search, and the historical review of the subject property. The following conclusions are subject to the quality of the information that was on file and reviewed at the appropriate regulatory agencies. Visual site inspections only recognize obvious environmental concerns. The conclusions are generated by experienced persons in the environmental field.

AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT

The following is a table summarizing areas of environmental concern.

Table 1.0 Summary Table of Areas of Concern

Level of Concern	Location* #	Location Description	Description of Possible Concern
N/A	N/A	N/A	No apparent environmental concerns were noted.

*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN

Areas of potential or future concern are areas that appear to pose no known immediate threat to the subject site, but, with time (groundwater movement, demolition, disturbance, etc.), may pose a long-term or chronic environmental concern. Also, potential concerns can describe issues that may have a negligible impact on the subject property, and therefore, do not necessitate immediate remedial action.

The following is a table summarizing areas of potential or future concern.

Table 2.0 Summary Table of Areas of Potential or Future Concern

Location* #	Location Description	Description of Potential Future Concern
1	Adjacent site to the northwest	A gas station may have existed adjacent to the property to the northwest. Impact on the subject property, if any, from the existence of a gas station operation is unknown.

*Location numbers are shown on Figure(s) 9.2/9.3 and correspond directly with Section 6.0.

FACT SHEET

SITE: VACANT PROPERTY

Name: Vacant property

Address: 5525 Cancha De Golf, Rancho Santa Fe, California

County: San Diego

Parcel # 302-120-32

Current Owner(s) Name: Richard Cavanaugh

Site Contact: Richard Cavanaugh

Current use of property: Vacant land and modular office (realty company)

Total # of acres: 4.31

The subject property obtains its potable water from municipal sources.

The subject property disposes of its sewage through use of the San Diego Public Works, Industrial Waste Division system.

SECTION 2.0

INTRODUCTION

2.1 PURPOSE OF THE INVESTIGATION

The purpose of this Phase I environmental assessment is to determine whether present or historic land use activities have created a potential environmental concern or impairment on the subject site. Such determinations allow the purchaser or lessor to make an informed decision.

2.2 ASSESSMENT PROCEDURES/SCOPE OF INVESTIGATION

PHASE ONE INC. Phase I environmental assessment reviews and identifies past and present land use, including identification of possible on-site releases or disposal of manufacturing or other wastes, if such information is contained within regulatory reports, files and/or is currently visible on-site. The assessment reviews Local, County, State, and U.S. Environmental Protection Agency lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to this site.

The items that have been identified as possible environmental concerns or impairments to the subject site have been summarized and addressed in the Conclusions and Recommendations, Section 6.0.

2.2.1 Existing Literature Review

The following literature or government data bases may be reviewed to identify any possible on-site or off-site environmental concerns.

Table 3.0 Regulatory Database List

FEDERAL	CERCLIS	NPL	FEDFAC	LIENS		
STATE	SWIS	SWAT	LUST	BEP	CORTESE	ASPIS
REGIONAL	TPC	WIP	LUST	FIRE DEPT.	BUILD. DEPT.	BUS. LIC. DEPT.

Acronyms are defined in Appendix E.

The number of adjacent site(s) and other sites reviewed according to draft ASTM standards that pose an environmental concern within a one-mile radius have been reviewed and addressed. Other literature or databases that *PHASE ONE INC.* deems necessary have also been reviewed and addressed.

Review and interpretation of available documents, maps, and historical aerial photographs of the site and vicinity have helped determine geologic, historic, and hydrogeologic conditions or concerns as they pertain to previous environmental conditions on this site.

2.2.2 Regulatory and Other Agencies' Review

All regulatory agency files that *PHASE ONE INC.* considers appropriate to this Phase I environmental assessment have been reviewed. The following are the standard agencies where files are regularly reviewed (if available), either at the agency location or by written request:

- City Planning and Building Department
- Local and County Fire Departments
- County Health Department
- Regional Water Quality Control Board
- Local Sanitation District

Inquiries to applicable Local, County, and State regulatory agencies for information regarding building or environmental permits, environmental violations or incidents, and/or enforcement actions at the subject site or adjacent properties have been noted and reviewed. Due to the long response time of some regulatory agencies, any pertinent information not addressed in this report will be addressed, if necessary, in an addendum.

2.2.3 Visual Site Inspection/Reconnaissance

The visual site inspection/reconnaissance is designed and conducted to identify any obvious visual signs of current contamination, environmental impairment, hazardous waste storage concerns, and/or underground or above ground storage tanks which may be on-site or on adjacent sites (not including septic systems or tanks). The visual site survey makes every attempt to identify the following:

- Possibility of PCBs
- Possibility of Asbestos
- On-site Storage Tanks
- Hazardous Materials Spills or Discharges
- Current Visual Environmental Condition of the Site
- Current Environmental Hazardous Surface Impairments
- Compliance/Status with Respect to Obvious and Known Hazardous Material Conditions

All visual field surveys are conducted by highly qualified environmental assessors who are familiar with common signs of environmental concerns or impairments. All final reports are reviewed by a registered

environmental assessor.

2.2.4 Recommendations and Conclusions

Conclusions include only information that is considered an apparent or potential environmental concern or impairment. Conclusions are based on facts and are presented in a concise format. From the conclusions, recommendations are made to give the client direction as to what the next steps may be (if there is a next step) and the approximate next-step cost range. Both conclusions and recommendations are based solely on the facts gleaned from regulatory files, databases, lists, and trained field observations documented by photographs. The accuracy of the regulatory information and the field survey cannot be 100 percent without conclusive sampling and investigation, which is not part of this Scope of Work.

NOTE:

All items that are identified within the following report as possible environmental concerns to the subject site will be addressed in Section 6.0, Conclusions and Recommendations.

SECTION 3.0

SITE DESCRIPTION

The subject site is located in Rancho Santa Fe, California near the crossroads of Cancha De Golf and Via De la Valle (Figure 9.1). The site is within an area dominated by residential properties.

3.1 CURRENT SITE USE AND SITE PHOTOGRAPH DESCRIPTIONS

The current use at this site consists of the following (approximately):

- 10% office space
- 10% storage/warehouse space
- 80% landscape, parking, open space, etc.

The site photographs taken during the site visit show the following.

Table 4.0 Site Photograph Descriptions (Outside)

Photo ID #	Date of Photo	Description of Observations	Env. Concern?
OP01	03/17/93	View of the temporary modular office on-site; view is from Cancha de Golf	No
OP02	03/17/93	Storage area behind the modular office building; the storage area contains wood, metal, pipes, plant containers, and five-gallon containers of paint and plastic cement	No
OP03	03/17/93	Storage area northwest of the modular office; this storage area contains plant containers and palm trees	No
OP04	03/17/93	View of the vacant lot facing southeast; note the lot is covered with weeds	No
OP05	03/17/93	View of the vacant lot facing north	No
OP06	03/17/93	View of the vacant lot facing northwest; note the modular office in the background	No

All photos are provided and labeled in the Appendices, Section 10.0. Photos may also be cross-referenced on the Site Plan/Plot Plan (Figure 9.2/9.3) by their photo ID number and direction arrows showing the direction at which photos were taken.

3.2 ENVIRONMENTAL SETTING OF EXISTING PROPERTY

The site is located within a residential area bounded on three sides by residential properties. The environmental setting becomes important only if there is an environmental concern on or adjacent to the site that could possibly cause an environmental impairment to the subject site.

3.2.1 Geology (Soil Type/Conditions)

The common soil type in this vicinity is Marina-Chesterton Association consisting of sand and fine, sandy loams and does appear to be overlain by fill material. This type of soil is generally very permeable and does tend to transport fluids easily.

3.2.2 Hydrogeology (Groundwater Flow and Depth)

The groundwater in the general vicinity of the site tends to flow in a southeasterly direction. A groundwater direction flow arrow is located on Figure 9.2/9.3, Site/Plot Plan. The accuracy of the groundwater direction may be influenced by seasons, tidal activity, and local groundwater extraction or infusion.

In this area, the depth to groundwater from the surface is estimated to be 85 feet, though shallower perched groundwater zones may be common. The depth to groundwater and the direction of flow (groundwater gradient) may vary because of the season or the groundwater use in the vicinity.

There are no apparent waterways, ponds, or wetlands within the subject site.

There are no apparent waterways, ponds, or wetlands adjacent to the subject site.

This site is located within a 100-year flood plain.

SECTION 4.0

REVIEW OF EXISTING INFORMATION

4.1 PROPERTY HISTORY

The property history provides *PHASE ONE INC.* with background information and data needed to assess the possibility of historical and present environmental concerns. When practical, all historical and regulatory searches, past and present, are conducted prior to the visual site inspection/reconnaissance. This material enables the assessor to use all available and pertinent information in preparation for the visual site inspection/reconnaissance. This information also helps ensure that all current environmental concerns and impairments that are possible to identify visually are duly noted during the site inspection/reconnaissance.

4.1.1 Historical Aerial Photographs and U.S.G.S. Map Review

Historical aerial photos were reviewed at San Diego County Public Works, Cartographic Division, San Diego, California.

The following table describes observations of each historical photograph that was reviewed.

Table 6.0. Historical Aerial Photograph and U.S.G.S. Map Descriptions

Photo ID #	Collection Reviewed and ID# of Photo/Map	Photo/Map Date	Description of Observations	Env. Concern?
HP01	San Diego County 81A	1945	The subject site and adjacent sites are vacant land	No
HP02	1-181 GS-VISTA	1967	The subject site appears to be vacant; probable residences to the east; vacant land to the south and west; the adjacent site to the north has one building that is different from the current office building	No
HP03	Redi of CA Vol. 2 - 170	1976	The subject site appears to be vacant; probable residences to the east; vacant land to the south and west; the adjacent site to the north has one building that is different from the current office building	No
HP04	WAC-89CA 1-171	1989	The subject site appears similar to that seen during the site inspection (one small building near the north border of the site and the rest of the site is vacant land; three cars appear to be on the southeast corner of the lot; the adjacent sites appear similar as seen during the site inspection	No

4.1.2 Building Permit Review

A *PHASE ONE INC.* assessor visited the local building department to request and review all building permits issued that were presently on file for the subject property. Building permits are reviewed to identify such items as:

- Construction material types (asbestos, PCBs)
- Underground or aboveground storage tanks
- Sumps or drainage basins
- Discharge points
- Fill material
- Etc.

The review of building permits for this site indicated no identifiable environmental concerns resulting from permitted construction.

4.1.3 Business License Review

A *PHASE ONE INC.* assessor contacted the local business license department to request and review all business licenses issued for the subject property that were presently on file or available. Business licenses are reviewed to identify items such as:

- Types of businesses occupying facility
- Activities conducted on-site
- Manufacturing, industrial, etc.

No business license information was available for this site at the time of inspection.

4.1.4 Historical Map Review

No information that would add value to this site assessment was in this review.

4.1.5 Historical Directories Review

The following items were identified in this review.

Table 10.0 Historical Directories Review

Date of Book	Identified Occupant of Site	Adjacent Sites	Env. Concern?
Polk - 1954	Not listed	Not listed	No
Polk - 1966	Not listed	Not listed	No
Haines - 1972	Not listed	Residences to the north	No
Haines - 1976	Not listed	Residences to the north	No

Haines - 1980	Not listed	Residences to the north	No
Haines - 1985	Not listed	Residences to the east; Home Savings and Loan to the north	No

4.1.6 Chain of Title/Tax Assessor Review

The chain of title/tax assessor review identifies previous owners of the property. The list of property owners and company names may reveal a clue as to the historical uses of the property.

The chain of title/tax assessor review was not required and/or requested by the client for this report.

4.2 COMPLIANCE STATUS

The compliance status of the items below has been reviewed through regulatory records normally reviewed in the course of *PHASE ONE INC.*'s standard Phase I environmental site assessment. Whether the items meet current regulatory standards may or may not be identified in the regulatory records searches. The compliance status is identified for use within this assessment only. The compliance status may reveal clues to the assessor of possible environmental concerns. Items that are presently on-site and have no regulatory record may be a concern and may be noted in the Recommendations Section along with other discovered items. Only underground storage tanks, HMBP/HMMP plans, NPDES, and visual basic hazardous materials storage are reviewed for compliance status. This is not a compliance audit; rather it is an attempt to determine any possible environmental impact on the site.

4.2.1 Storage Tanks (does not include septic tanks)

Based upon regulatory records reviewed, no tanks are currently permitted or were noted for this site.

Additional storage tank information may be presented in Section 5.2.2.6.

4.2.2 Hazardous Materials Storage

There was no hazardous materials storage noted in the regulatory record reviews.

4.2.3 Sumps, Trenches, and Discharge Points (does not include septic systems)

No sumps, trenches, or discharge permits were observed within the regulatory records reviewed.

4.2.4 Hazardous Materials Business/Management Plan (HMBP/HMMP)

This site did not have a HMBP/HMMP on file at the local regulatory agencies inspected.

4.3 RECORDS SEARCH

4.3.1 City of Rancho Santa Fe, Fire Department and County of San Diego, Fire Department

No HMBP/HMMP or Hazardous Materials Inventory for the subject site is on file, nor were any incidents reported to these agencies. No storage tanks were previously permitted; none are currently permitted.

4.3.2 County of San Diego, Department of Health Services/Environmental Health

The Department of Health Services has been notified and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

4.3.3 County of San Diego, Sewer District

The review of the Sewer District's records showed no NPDES permit on file and no violations listed for illegal discharge at this subject site.

4.3.4 Regional Water Quality Control Board

The Regional Water Quality Control Board has been notified, and a request has been made to review any records for the subject site. A review of these records, if any exist, is pending. Any information that is pertinent or appears to be of concern to this site will be addressed in an addendum.

4.3.5 Other Regulatory Records Searched

No information that would add value to this assessment was obtained from other regulatory contacts.

4.3.6 Summary of Regulatory Review

Because no concerns are cited in Sections 4.2.1 through 4.3.5, a summary is not required for this report.

4.4 REGULATORY DATABASE RECORDS SEARCH REVIEW

Regulatory files and records contain an enormous amount of information about all types of environmental concerns. In most instances, there are no environmental concerns or impairments arising from these listings because most sites are at such a distance from the subject property that an existing environmental problem has only a remote chance of affecting the subject property.

The regulatory database lists sites within a one-mile radius of the subject property that are known hazardous waste generators or polluters. Information such as the depth and gradient of the groundwater, the direction and distance from the subject site, and the current status of the listed site are all considered when determining any potential environmental impact to the subject property. The complete database search document is included in Appendix D for the client's further review and interpretation.

4.4.1 U.S. Environmental Protection Agency (EPA)

The following databases may be included in this search:

- RCRA Resource, Conservation and Recovery Act
- LIENS Federal Superfund Liens
- NPL National Priority List
- CERCLIS Comprehensive Env. Response, Conservation & Liability Act

This site was not identified in the regulatory database records.

An adjacent site was not identified in the regulatory database records.

No site(s) were identified within a one-mile radius/zip code database search of the subject site.

- No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.2 State Sources

The following databases may be included in this search:

- SWIS Solid Waste Information Systems
- SWAT(S) Solid Waste Assessment Test Program
- LUST(S) Leaking Underground Storage Tanks
- BEP Bond Expenditure Plan
- ASPIS Abandoned Sites Program Information System

This site was not identified in the regulatory database records.

An adjacent site was not identified in the regulatory database records.

No site(s) were identified within a one-mile radius/zip code database search of the subject site.

No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.3 Regional and Local Sources

The following databases may be included in this search:

- RWQCB Regional Water Quality Control Board
- WIP Well Investigation Program
- LUST (R) Leaking Underground Storage Tanks (Regional)
- NT Toxic Releases
- TPC Toxic Pits
- SWAT(R) Solid Waste Assessment Test Program (Regional)

This site was not identified in the regulatory database records.

- An adjacent site was not identified in the regulatory database records.

Two site(s) were identified within a one-mile radius/zip code database search of the subject site.

No site(s) appear(s) to be of an environmental concern to the subject property.

4.4.4 Regulatory Database Search Review and Summary

4.4.4.1 *Regulatory Listed Sites Within a One-Mile Radius*

Table 13.0 Total Number of Sites Listed in Regulatory Records Database Search (Within One-Mile Radius/Zip Code Database Search)

Number of Sites Listed	Regulatory Body
0	Federal (Environmental Protection Agency)
0	State (DHS, RWQCB, Etc.)
2	Regional (DHS, Building Dept., etc)

4.4.4.2 *Adjacent Sites*

Table 14.0 Number of Adjacent Sites Listed in Regulatory Records Database Search

Number of Sites Listed	Regulatory Body
0	Federal (Environmental Protection Agency)
0	State (DHS, RWQCB, Etc.)
0	Regional (DHS, Building Dept., Etc)

4.4.5 *Detailed Regulatory Database Search Review*

4.4.5.1 *All Regulatory Listed Sites Within an 1/4-Mile Radius of the Subject Site*

No sites are listed in the regulatory database search within a 1/4-mile radius of the subject site.

4.4.5.2 *Regulatory Listed Sites Within a One-Mile Radius That May Be of Environmental Concern*

No sites appear to be listed in the regulatory database search within a one-mile radius of the subject site that may be of environmental concern to the subject property (not including those sites within a 1/4-mile radius; see above).

4.4.6 *Regulatory Listed Wells (Oil, Gas, or Water)*

No wells that appear to have an environmental impact on the subject site are listed in the regulatory sources checked.

SECTION 5.0

VISUAL SITE INSPECTION/RECONNAISSANCE

The visual site inspection/reconnaissance was performed by a highly qualified *PHASE ONE INC.* environmental assessor to identify any major visible environmental concerns or impairments. Items such as the following may be detected and noted:

- Hazardous materials, spills, stains, and storage concerns
- Transformers, hydraulics, and electronic switch gears that may contain PCBs
- Ceiling tile, floor tile, insulation, and wall board that may contain asbestos
- Identification of specific hazardous materials such as lead, pesticides, and heavy metals
- Any visual environmental concern or impairment that can be readily seen and detected by the human eye

5.1 INTERVIEWS

Regulators and site personnel were interviewed to identify any possible locations of environmental concerns or impairment. Occasionally, an interview will reveal items that normally would not be included in regulatory files or are not currently visible to the field assessor. Only those interviews that provide pertinent, supportive data have been included.

5.1.1 Site Personnel and Other Interviews

PHASE ONE INC's. assessors attempt to interview people who may add value to the Phase I environmental assessment such as:

- Current and Previous Owners
- Plant Manager
- Operations Manager
- Senior Employees
- Environmental Manager

The following people were interviewed:

<u>Name</u>	<u>Position/Agency</u>
Richard Cavanaugh	Owner/Property Manager

The following table reveals any pertinent information obtained from the interviews that were conducted. Copies of the interview notes are included in Appendix A.

Table 18.0 Summary of Site Personnel and Other Interview Notes

ID#	Date	On-site, Off-site, or Phone?	Name of Interviewee	Relevant Discussions	Env. Concern?
PI01	03/17/93	On-site	Richard Cavanaugh	The site has always been vacant except for the recent modular office on-site; no agricultural activities on-site; a gas station used to exist from about 1966 to 1974 adjacent to the northwest (where the current Home Savings office is currently located)	Yes

5.2 THE PROPERTY

5.2.1 Property Composition

Table 19.0 Property Composition

%	Type of Property	Construction Type
10	Building(s)	Temporary modular office building
70	Open Land	Vacant field
5	Parking/Driveway	Asphalt
5	Landscaping	Grass, plant, trees
10	Storage Area	No covering (soil)

5.2.2 Property Inspection (Inside and Outside)

5.2.2.1 General Usage

The subject site is vacant land that is currently used for a realty office.

5.2.2.2 Electrical Transformer/PCB Inspection

The site had no apparent PCB-containing or contaminated equipment.

5.2.2.3 Asbestos Reconnaissance

Building materials such as ceiling and floor tiles, wall and ceiling materials, and thermal system insulation may be suspected asbestos-containing materials (ACMs). These materials might include cement and cement-like products and putty and caulk. Asbestos-containing materials are not limited to building materials but may also be present in machinery and lab equipment. While it is possible to suspect that a material contains asbestos by visual identification, actual determination can only be done by laboratory

analysis.

All material identifications and sampling conducted by *PHASE ONE INC.* are strictly for screening purposes and not intended to be used as an asbestos survey.

No apparent asbestos identifications were made and no samples were taken.

5.2.2.4 Hazardous Materials Storage and Handling

No visual observations of current handling or storage of hazardous materials were made.

5.2.2.5 Specific Hazardous Materials Reconnaissance

There was no apparent indication of any past or present contamination from agricultural chemicals, Radon, Lead, Formaldehyde, or heavy metals. The following table details the above determination.

Table 23.0 Specific Hazardous Materials

I/O	ID#	Material	Sampled		Why or Why Not a Concern?	Env. Concern?
			Yes	No		
O	SHA1	Agricultural chemicals		-	There is no indication based on the information reviewed	No
I	SHR2	Radon		-	The subject property is located in an area that is considered to have a low occurrence of radon; however, the occurrence of radon is site-specific; only testing can determine the actual radon level at the site	No
I	SHL3	Lead paint		-	Presence unlikely, given the recent construction date	No
I	SHL4	Lead water		-	Presence unlikely, given the recent construction date	No
I	SHF5	Formaldehyde		-	There is no indication that the material was used, based on the information reviewed	No
I	SHM6	Heavy metals		-	There is no indication that the material was used, based on the information reviewed	No

I/O=Inside/Outside

5.2.2.6 Storage Tanks (does not include septic tanks)

No apparent aboveground or underground storage tanks were observed on the subject site.

5.2.2.7 *Clarifiers, Sumps, Trenches, and Wastewater Discharge Sources (does not include septic systems)*

No clarifiers, no sumps, no trenches, and no discharge sources were noted.

5.2.2.8 *Asphalt, Concrete, and Other Surface Conditions*

No visual stains or unusual surface conditions that may be of an environmental concern existed.

5.2.2.9 *Storm Water Discharge (Outside)*

The general flow direction for storm water run-off appears to be easterly.

There is no facility for handling storm water.

5.2.2.10 *Agricultural Impairments (Outside)*

The site does not appear to currently use any pesticide, rodenticide, fungicide, or other chemicals for agricultural purposes.

5.2.2.11 *Soil, Grass, and Plant Observations (Outside)*

No visual observations of disfigured, discolored, or dying vegetation; absence of plant life; or unusual soil conditions due to environmental impairments were noted on the subject site.

5.2.2.12 *Other Environmental Concerns or Impairments*

No other environmental concerns or impairments were observed on the subject site that were not addressed elsewhere.

5.3 ADJACENT SITES

Sites adjacent to the subject site may or may not be a concern depending upon the type of environmental problems that may exist on the adjacent site and the type of transport agent. For example, if the adjacent site has a contaminated groundwater problem and the groundwater flow is away from the subject site, then there may not be a major environmental concern for the subject site. All available data regarding adjacent sites is gathered either from visual observations of them from the vantage of the subject property, or the vantage of a nearby public thoroughfare, or from any existing regulatory agency documentation. The following section only references adjacent sites that may contain environmental problems of concern to the subject site.

5.3.1 Visual Observations

The following was observed on the adjacent sites.

Table 30.0 Visual Observations, Adjacent Sites

ID#	Descriptions of Observations	Environmental Concern to Subject Property? If yes, why? If not, why?
VOA01	North View-Home Savings office building	No; no visual impact observed
VOA02	South View-Vacant lot	No; no visual impact observed
VOA03	West View-Residential	No; no visual impact observed
VOA04	East View-Residential	No; no visual impact observed

SECTION 6.0

CONCLUSIONS AND RECOMMENDATIONS

.1 AREAS OF ENVIRONMENTAL CONCERN OR IMPAIRMENT

The following tables list all environmental concerns. Each table represents one concern and summarizes all location numbers, sections, and page numbers related to that particular concern. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# N/A		IDENTIFIED LOCATION APPEARS TO BE A N/A ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
	N/A	N/A	No apparent environmental concerns were noted.

6.2 AREAS THAT MAY BE OF POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN

Areas of potential or future concern are areas that appear to pose no immediate impairment, are currently not supported by enough evidence to make a concise determination, or appear not to pose an immediate threat to the subject property. These issues may have only a negligible impact on the subject property, but in some instances may pose a greater concern in time.

The following tables list all potential or future environmental concerns. Each table represents one issue and summarizes all ID numbers, sections, and page numbers related to that particular issue. All location numbers are marked on Figure 9.2 or 9.3.

LOCATION# 1		IDENTIFIED LOCATION APPEARS TO BE A POTENTIAL OR FUTURE ENVIRONMENTAL CONCERN	
ID#	SECTION#	PAGE#	COMMENTS
PI01	5.1.1	5-2	Former gas station adjacent to the northwest, according to an interview
DESCRIPTION OF CONCERN: A gas station may have existed adjacent to the property to the northwest. Impact to the subject property, if any, from the existence of a gas station operation is unknown.			
ACTION SUGGESTED: The former gas station did not appear on the regulatory database. Minor regulatory activity on the adjacent site.			

GENERIC LIST OF INITIAL AND SUBSEQUENT ACTION CODE DESCRIPTIONS

These only apply if listed in Section 6.0 tables as an action code number.

Solicit bids from qualified specialty geotechnical firms to determine or confirm and delineate the extent of surface and subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.

Solicit bids from qualified specialty geotechnical firms to delineate the extent of subsurface contamination. Insure that a registered geologist is in-charge of the project and will sign the report along with stamping his registration number on the report.

Hire a firm that specializes in asbestos abatement to take samples of the possible asbestos-containing-material and define extent and determine whether the material is friable or non-friable. Ensure that the survey will satisfy EPA requirements for preparation of an O&M program.

Contact specialty environmental firms or the manufacturer of the transformer(s) or PCB equipment to determine if the equipment contains PCBs and what the level of contamination is in parts per million.

Hire a specialty environmental remediation firm to remove and properly dispose of the minor surface stains. Insure that manifests are used to properly document the disposal of the material.

Solicit bids from multiple specialty environmental firms to remediate the site. Insure that the firm retained has all necessary state licenses. (A-1 with hazwaste certificate)

Contract with an environmental firm that specializes in lab-packing and disposal of hazardous materials. Insure that manifests are used to properly document the disposal of the material. Dealing directly with disposal sites can save money.

Hire a specialized asbestos abatement firm to remove the asbestos that was identified by the sampling firm and/or prepare a O&M program for the asbestos-containing materials. Insure that all permits are obtained and that an AHERA trained person supervises the project.

Solicit bids from electrical contractors and environmental firms that specialize in retrofitting or decommissioning PCB contaminated equipment.

Contract with a laboratory for sampling and analysis services.

Contract with a geotechnical firm to install a sample boring(s) to identify any environmental impairment.

Hire a geotechnical firm to sample beside or underneath the sump(s), tank(s), or concrete to determine if any environmental impairments have occurred.

Make sure UST is properly installed, monitored and fitted with overfill protection by hiring a specialized tank installation and maintenance company.

Hire a specialty firm to use a magnetometer to determine if a tank(s) still exists.

Verify that all the above contracts have at least \$1 million General Liability, \$1 million Errors & Omission insurance and all proper licenses. Check references!!!

6.4 ASSOCIATED APPROXIMATE COST INDEX

These costs only apply if referenced in a table in Section 6.0 in the Cost Index section. These estimated costs are only for a general average cost associated with similar conditions and may not reflect the true costs.

Table 31.0 Associated Approximate Cost Index

Action Codes	Level of Concern		
	Minor (A)	Medium (B)	Major (C)
1	\$5000-\$20,000	\$20,000-\$40,000	\$40,000==>\$100,000
2	\$15,000-\$40,000	\$40,000-\$80,000	\$80,000==>\$150,000
3	\$2,000-\$10,000	\$10,000-\$20,000	\$20,000==>\$40,000
4	\$2,000-\$6,000	\$6,000-\$15,000	\$15,000==>\$30,000
5	\$1,000-\$5,000	\$5,000-\$10,000	\$10,000==>\$25,000
6	\$5,000-\$25,000	\$25,000-\$100,000	\$100,000==>\$250,000
7	\$1,500-\$15,000	\$15,000-\$50,000	\$50,000==>\$250,000
8	\$2,500-\$10,000	\$10,000-\$50,000	\$50,000==>\$150,000
9	\$10,000-\$30,000	\$30,000-\$150,000	\$150,000==>\$250,000
10	\$500-\$2,500	\$2,500-\$5,000	\$5,000==>\$20,000
11	\$2,000-\$5,000	\$5,000-\$25,000	\$25,000==>\$50,000
12	\$1,000-\$2,500	\$2,500-\$15,000	\$15,000==>\$25,000
13	\$1,000-\$5,000	\$5,000-\$20,000	\$20,000==>\$50,000
14	\$500-\$2,500	\$2,500-\$10,000	\$10,000==>\$25,000
15	\$2,500-\$10,000	\$10,000-\$50,000	\$50,000==>\$100,000

SECTION 7.0

LIMITATIONS

To achieve the study objectives stated in this report, we were required to base *PHASE ONE INC.*'s conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by *PHASE ONE INC.*'s client in the contract/authorization agreement and standard terms and conditions.

PHASE ONE INC.'s professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs and governmental agencies lists. The hazardous waste site lists represented in this report represent only a search of the specific government records as listed above. It should be noted that governmental agencies often do not list all sites with environmental contamination, the lists could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the site, as well as features noted during the site walk. The absence of any potential gross contamination sources, historic or present, does not necessarily imply that the site is free of any contamination.

This report only represents a "due diligence" effort as to the integrity of the site. No other warranty guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. These limitations contained within this report supersedes all other contracts or scope of work, implied or otherwise, except those stated or acknowledged here within.

This report is not a legal opinion. It does not necessarily comply with requirements defined in any environmental law such as the "innocent landowner defense" or "due diligence inquiry." Only legal counsel retained by you is competent to determine the legal implications of any information, conclusions, or recommendations in this report. The compliance status, Section 4.2., is not intended for use as a guide to compliance for the present owner. Its intended use is to identify environmental impairments to the subject site and is not to be used as a guide to the legal compliance to regulations of any kind.

The findings, conclusions, recommendations, and professional opinions contained in this report have been prepared by the staff of *PHASE ONE INC.*, in accordance with generally accepted professional practices. No warranty or guarantee is expressed or implied. All cost estimates in Section 6.0, are purely estimates only, and may not represent the actual costs. Without further investigative assessment, exact, actual costs cannot be fixed. The costs associated with *PHASE ONE INC.*'s recommendations are for budgetary purposes only.

This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

All asbestos, lead or any other sampling is sampled in a good faith effort by *PHASE ONE INC.* assessors. All sample results should not be construed as conclusive and binding in anyway. All sampling conducted is only for the purposes of general screening and does not imply that all materials, locations, or hazardous materials have been identified nor was the sampling intended to identify every instance of the materials sampled. No interpretation of the sample results is made or implied. *PHASE ONE INC.* only relays the information supplied by the laboratory conducting the analysis.

APPENDIX I

REPORT SIGNATURE SHEET AND CERTIFICATION

The undersigned hereby certifies that:

The following people have prepared, written, and/or reviewed the above Phase I environmental assessment report. All the below parties have, in good faith, conducted their respective project responsibilities using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields.

All parties have acted in good faith and have no known relationship with the subject site, owners, buyers or any other entity associated with the subject site. All respective project responsibilities have been conducted independently, and with no conflict of interest.

The statements of fact contained in this report are true and correct based on materials reviewed.

The reported analyses, opinions and conclusions are personal, unbiased, professional and limited only by the assumptions and qualifications stated herein. Compensation is not contingent upon an action or an event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

The investigation has been performed in accordance with all applicable legal requirements and in accordance with accepted practices prevailing in the environmental assessment and asbestos consulting industries. The personnel who performed the investigation are properly licensed and certified in accordance with the requirements of all Federal, state and local laws, rules and regulations.

We have no present or prospective interest in the subject property or the parties involved.

If necessary, expert testimony and other legal appearances will be provided for a reasonable fee to be arranged.

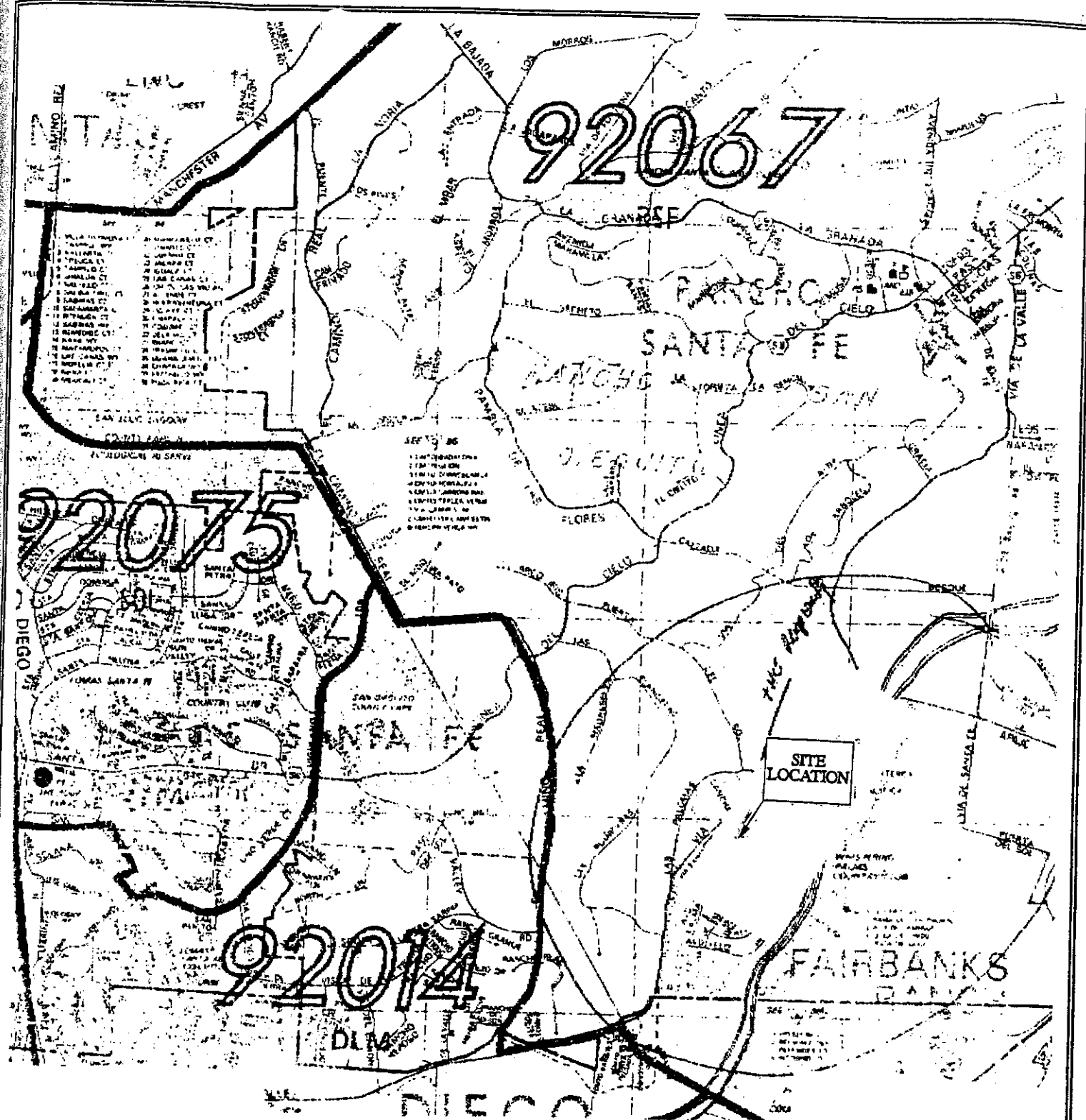
The report has been prepared in conformance with Sanwa Bank California (client) Environmental Policy.

Eric D. Kieselbach
President and CEO
REA No. 02881

Kate Hawkins
Environmental Assessor

William Hillyard
Assistant Operations Manager
AHERA Inspector #231-82-3336

Melissa F. Sherman
Coordinating Editor



NOT TO SCALE

PROJECT NAME: 5525 Cancha De Golf
Rancho Santa Fe, CA

FOR: Sanwa Bank California

SITE LOCATION MAP

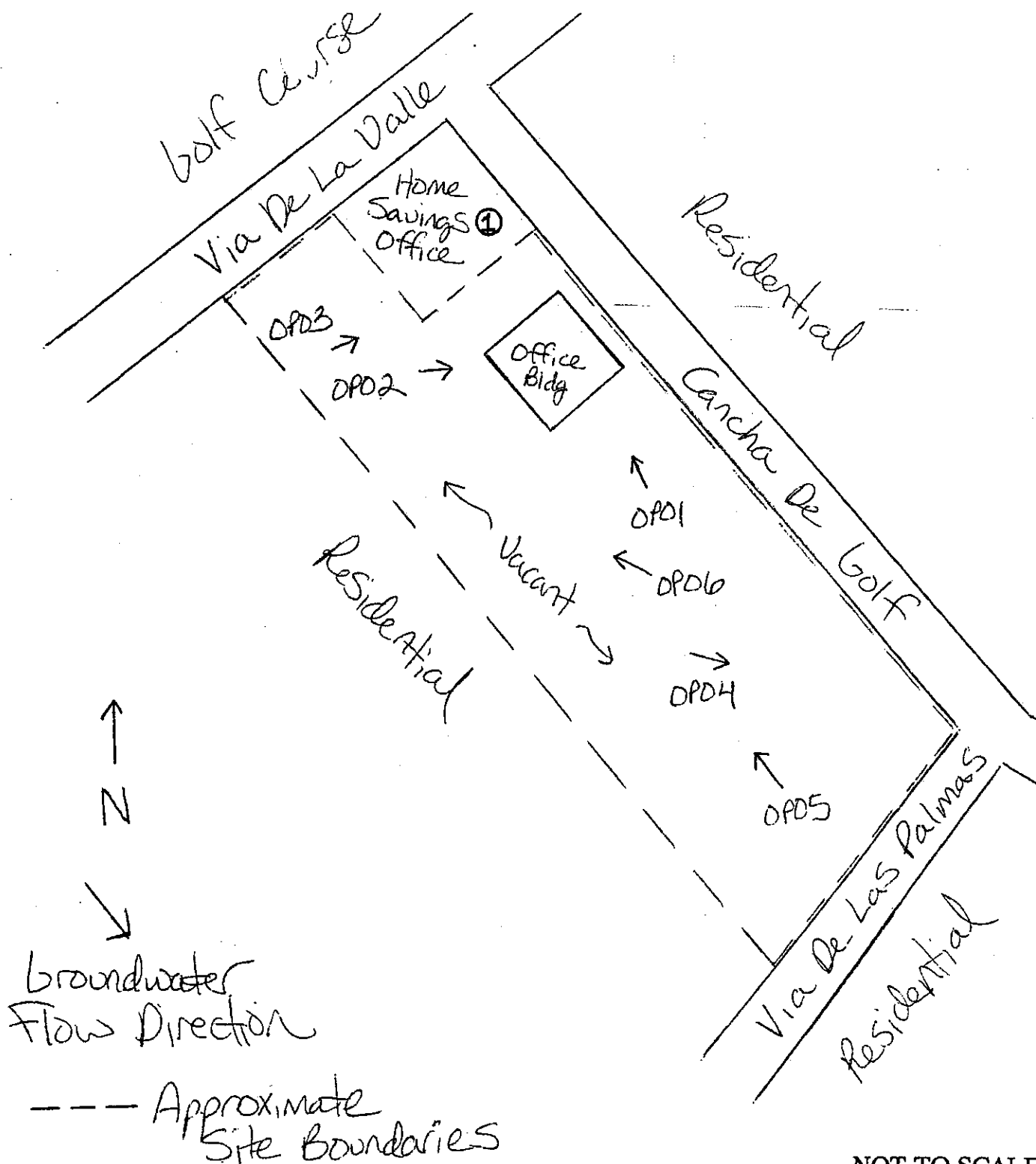
PHASE ONE INC.

JOB 0735

FIG. 9.1

March, 1993

DRWN BY: EDK



NOT TO SCALE

PROJECT NAME: 5525 Cancha De Golf
Rancho Santa Fe, CA

FOR: Sanwa Bank California

PLOT PLAN

JOB 0735

PHASE ONE INC.

March, 1993

FIG. 9.3

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